

**CITY OF KANKAKEE  
CITY COUNCIL MEETING  
SUMMARY OF MINUTES  
MONDAY, NOVEMBER 5TH, 2018  
7:00 P.M.**

**MAYOR WELLS-ARMSTRONG:** I would like to call the meeting to order. We will start with a prayer by Minister Mario Flores and go on to the pledge of allegiance by City Council. Moving on to Public Comments we have: Angela Shae, Jerry Alexander, Mardene Hinton, Robert Ellington Snipes and Rick Roy.

**PUBLIC COMMENTS**

**ANGELA SHAE:** I am here on behalf of Dr. Walters. On July 17<sup>th</sup>, 2018 a request for the City of Kankakee to partner with the School District on writing the School Violence Prevention Program. Recently we were informed that the grant was approved for \$500,000.00. The School District will match the \$355,000.00. On August 6<sup>th</sup>, an intergovernmental agreement was included for Administrative costs to the District for managing grant funds. This benefits not only the School district but also the surrounding neighborhoods of each school building and is in alignment with Kankakee United in efforts to keep the schools and neighborhoods safe.

**JERRY ALEXANDER:** One of the solar petitions is not on the agenda this evening. The planner is not familiar with this area. I pay over \$250,000.00 in property taxes, refurbished two major buildings and I am quite familiar with industrial development. The ground that I proposed was put off and sent to the subcommittee for reevaluation and I disagree with that. I have established my knowledge on the value of property in the area. It was approved by the board and now sent to a subcommittee and we are facing a time delay which will set back the process of the application.

**MARDENE HINTON:** I am here from the Kankakee County Preservation Commissions, along with, two other representatives. We are here in case there are any questions; we are readily available.

**ROBERT ELLINGTON SNIPES:** I have a problem with the City of Kankakee. Anytime a

Home owner is cited by Code...if you have pictures what's the problem? If I have things that are nonthreatening on my property and the City states what a homeowner can have on their property that is overstepping boundaries and constitutional rights. One of my cars was removed from my property due to plates and I'm still waiting to get it back. We can't discuss the present situation because we are in litigation but it doesn't stop me from asking this question...When did you issue the last tent permit? I did a FOIA and you have not issued a tent permit in over 20 years. Yet, I get a violation of tent permit and a \$49,000.00 lien against my house and later an additional \$1500.00 adjudication fine. How many people are being attached by Code? Before you take anything from me we will fight.

**RICK ROY:**

I have a problem with a tree on my neighbor's private property; it is dangerous. It fell two weeks ago on the other neighbor's house. This tree fell on my house two years ago causing damage. Alderman O'Brien can verify. I would like to have this tree down tomorrow. My single family ranch will get creamed. Something needs to be done. Can you make the owner trim the tree down? I can't let this go, it is going to fall. Something needs to be done before someone gets hurt. What can we do?

**PETE SCHIEL:**

The tree is on private property...

**ALD O'BRIEN:**

I spoke with the Code Officer and the property is a rental. The owners are working with the insurance company to get the tree down. We are on the case and we need to stay on it.

**MAYOR WELLS-ARMSTRONG:** Thank you. Roll Call of City Council.

**CLERK DUMAS:**

**PRESENT:** Tetter, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy

**ABSENT:** Brown, Curtis  
(12) Present (2) Absent

**MAYOR WELLS-ARMSTRONG:** Department Heads.

**CLERK DUMAS:**

**PRESENT:** Hunt, Schuldt, Kubal, Mike Smith, Schiel, Piggush, Nelson, Bertrand, Schmitz. Thank you.

**MAYOR WELLS-ARMSTRONG:** Please note that Mike Smith is here from Odelson filling in

for Mike McGrath.

## **MINUTES**

**MAYOR WELLS-ARMSTRONG:** Thank you. Moving on to the minutes for October 15<sup>th</sup>, 2018...motion to approve...

**ALD OSENGA:** So move.

**ALD CRAWFORD:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Osenga and Seconded by Alderman Crawford. Any corrections or additions? Hearing none...all in favor?

**COUNCIL:** Aye.

**MAYOR WELLS-ARMSTRONG:** Minutes are approved. Before we get into the bulk of the meeting. It has been brought to my attention that Item 12B which pertains to the amendment city zoning code regarding emergency shelters and temporary use permits relating to fortitude out reach. Mike of Teska will comment as it pertains to planning.

**MIKE OF HOFFMAN:** The Fire Department and Aldermen raised a couple of questions. I thought it is important to take to the Ordinance Committee for further review before bringing to full City Council.

**MAYOR WELLS-ARMSTRONG:** If there are no objections we will go ahead and pull item 12B from the agenda. Please consider setting a meeting if the normally scheduled meeting does not work for the Committee. Set a meeting because this is pertaining to the homeless and cold weather. Chairman Tall will follow up with the Committee. Moving on to Petitions.

## **PETITIONS**

**ITEM 7A:** Ordinance granting a conditional use approval for Kankakee Solar 4B LLC for Solar Garden in the City of Kankakee, Located at 2855 East Court Street, Parcel #16-09-34-400-001... (*1<sup>st</sup> & 2<sup>nd</sup> reading*).

**MIKE HOFFMAN:** This application is by...Energy and is on property owned by Mr. Alexander adjacent to another Solar Garden

approved earlier in the year by the City. It is on 16 acres, on the far North end of the property. The planning board concurred and recommends for approval providing conditions of a decommission plan if they stop using it for some reason; it can be returned to some other productive plan, along with, a plan of landscaping and an additional other routine conditions.

**MAYOR WELLS-ARMSTRONG:** Motion to suspend the rules that interfere with the passage of the ordinance.

**ALD TETTER:** So move.

**ALD GALL:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Tetter and Seconded by Alderwoman Gall. Roll Call

**CLERK DUMAS:** **AYES:** Tetter, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
(12) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. May I have a motion to place the ordinance on final passage?

**ALD TETTER:** So move.

**ALD GALL:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Tetter and Seconded by Alderwoman Gall. Roll Call

**CLERK DUMAS:** **AYES:** Tetter, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
(12) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion Carries.

**ITEM 7B:** Ordinance granting a conditional use approval for Kankakee Solar 6 BTM LLC for a Solar Farm in the City of Kankakee, Located at 100 College Drive, Parcel #16-17-08-400-009, #16-17-08-400-010, #16-17-09-300-010, and #16-17-09-300-011

**MIKE HOFFMAN:** This also an application by...Energy. This is on the Community College Campus. The planning board agreed and recommended approval. The location is South of the parking lot adjacent to the windmills. Any complaints were already addressed. This also has the same decommissioning plan.

**MAYOR WELLS-ARMSTRONG:** Motion to suspend the rules that interfere with the passage of the ordinance.

**ALD SWANSON:** So move.

**ALD FAFORD:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Swanson and Seconded by Alderman Faford. Roll Call

**CLERK DUMAS:** **AYES:** Tetter, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
(12) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. May I have a motion to place the ordinance on final passage?

**ALD SWANSON:** So move.

**ALD FAFORD:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Swanson and Seconded by Alderman Faford. Any questions?

**ALD CRAWFORD:** Mike, when you...*(Inaudible)*

**MIKE HOFFMAN:** We will have them put up a bond when they are ready to start.

**MAYOR WELLS-ARMSTRONG:** Any other discussion? Roll Call

**CLERK DUMAS:** **AYES:** Tetter, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
(12) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion Carries. Moving on to Communications.

## **COMMUNICATIONS**

**ITEM 8A:** A Presentation by Vincent R. Williams & Associates- Lobbyist. Highlights include: Submitting requests, Bills being submitted, excitement surrounding the River Front Development, and the Opportunity Zone and Shovel Ready Projects. Census is upcoming, Corporate Interest in Springfield, Capital Funding request list. Also there is a grant on the last page of documents for Abandoned Properties.

**MAYOR WELLS-ARMSTRONG:** Thank you.

**ITEM 8B:** Earnest and Dantaya Robertson are requesting a noise permit to host their “Robertson Family Thanksgiving Festival” On November 24, 2018 from 12:00 P.M. until 12:00 A.M.

**MAYOR WELLS-ARMSTRONG:** Motion to approve.

**ALD KENNEDY:** So move.

**ALD MALONE MARSHALL:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Kennedy and Seconded by Alderwoman Malone Marshall. Any discussion? All in favor?

**COUNCIL:** Aye.

**MAYOR WELLS-ARMSTRONG:** Opposed same sign? Motion carries.

## **STANDING COMMITTEE REPORTS**

**MAYOR WELLS-ARMSTRONG:** Opposed? Motion carries. Moving on to Standing Committee Reports. We have reports from Building & Code, Community Development and Economic Development.

**ITEM 9A:** Alderman Crawford: Building & Code met on Thursday, October 18th, 2018 and we discussed the different Code issues going on in each Ward and also a few commercial properties. Due to Thanksgiving we will not have a meeting for the month of November.

**ITEM 9B:** Alderman O'Brien: Community Development met on Monday, October 1st, 2018 and we received an update from Jan Gathing regarding the activity of the department.

**ITEM 9C:** Alderman Tetter: Economic Development met on Thursday, October 25th, 2018... guidelines...that qualify...advocate for the City. Alderman Curtis wants to meet to discuss the transfer station (*inaudible*).

**MAYOR WELLS-ARMSTRONG:** Thank you. Next we have approval of the bills.

### **REPORT OF OFFICERS**

**ALD FAFORD:** I move that we approve the report of officers, place the money in the in the proper accounts and pay the bills in the amount of \$918,585.97

**ALD TALL:** I will second the motion.

**MAYOR WELLS-ARMSTRONG:** Motion made by Alderman Faford and Seconded by Alderman Tall. Any discussion? Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Baron (abstain on #74103, #1853 and #1099), Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien (abstain on #74103), Gall (abstain on #1099), Malone Marshall, Kennedy  
(12) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. No Unfinished Business. Moving on to New Business.

### **NEW BUSINESS**

**ITEM 12A:** Ordinance Declaring Certain Property Surplus of the City of Kankakee-Office of the Mayor-and Authorizing the Sale Thereof (*1<sup>st</sup> & 2<sup>nd</sup> reading*).

**MAYOR WELLS-ARMSTRONG:** Motion to suspend the rules that interfere with the passage of the ordinance.

**ALD SWANSON:** So move.

**ALD MALONE MARSHALL:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Swanson and Seconded by Alderwoman Malone Marshall. Roll Call

**CLERK DUMAS:** **AYES:** Tetter, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
(12) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. May I have a motion to place the ordinance on final passage?

**ALD SWANSON:** So move.

**ALD MALONE MARSHALL:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Swanson and Seconded by Alderwoman Malone Marshall. Any discussion? Roll Call please.

**CLERK DUMAS:** **AYES:** Tetter, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
(12) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries.

**ITEM 12B:** Ordinance authorizing an amendment to the City Zoning Code Regarding Emergency Shelters and Temporary use Permits (*Removed from Agenda with no objections and referred to committee*).

**ITEM 12C:** Memorandum of Understanding between City of Kankakee and STNL Development, LLC Concerning the STNL Development –Tractor Supply Company Project-Riverstone Parkway Property. Located at 308 TIF 8...Frank Kohler has been diligent in looking for solutions. No commitment of funds at this time.

**MAYOR WELLS-ARMSTRONG:** Motion to approve the Memorandum of Understanding?

**ALD SWANSON:** So move.

**ALD FAFORD:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Swanson and Seconded by Alderman Faford. Roll Call please.



**CLERK DUMAS:** **AYES:** Tetter, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
(12) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. There are no Appointments. Moving on to Motion and Resolutions.

### **MOTIONS AND RESOLUTIONS**

**ITEM 13A:** Resolution Granting Historic Landmark Designation for the Foerster House., 381 East Bourbonnais Street, Kankakee, IL 60901.

**MIKE HOFFMAN:** Built in 1911, the home has beautiful architecture and design and good history of the ownership of the property. The owners would like it to be a landmark.

**PROPERTY OWNER:** The home is beautiful and deserves to be preserved to remind us of our history. Everyone that has owned it has taken great care of the property.

**MAYOR WELLS-ARMSTRONG:** Motion to approve the Resolution.

**ALD GALL:** So move.

**ALD O'BRIEN:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Gall and Seconded by Alderman O'Brien. Discussion...Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
(12) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries.

**ITEM 13B:** Resolution Authorizing Intervention in the Pending Assessment Appeal of Kankakee Daily Journal Co. LLC. Docket No. 2018-144,145,146,147,148, and 149.

**ELIZABETH KUBAL:** Three of them came in...Riverwood Preservation has requested before. Meadowview is a new one under this ownership and of course the Daily Journal. It has always

been our intention to intervene and become part of the parties with these appeals.

**MAYOR WELLS-ARMSTRONG:** Motion to approve.

**ALD O'BRIEN:** So move.

**ALD KENNEDY:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman O'Brien and Seconded by Alderwoman Kennedy. Any discussion...Alderman O'Brien?

**ALD O'BRIEN:** In the future can we have the address in addition to the PIN for each property?

**MAYOR WELLS-ARMSTRONG:** Yes. Any other discussion? Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
(12) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries.

**ITEM 13C:** Resolution Authorizing Intervention in the Pending Assessment Appeal of FT Meadowview Development LLC Docket NO. 2018-166,167,168,169,170, and 171.

**MAYOR WELLS-ARMSTRONG:** Motion to approve the Resolution.

**ALD LEWIS:** So move.

**ALD TALL:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Lewis and Seconded by Alderman Tall. Roll Call please.

**CLERK DUMAS:** **AYES:** Tetter, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
(12) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries.

**ITEM 13D:** Resolution Authorizing Intervention in the Pending Assessment Appeal of Riverwoods Preservation LP Docket NO. 2018-274.

**MAYOR WELLS-ARMSTRONG:** Motion to approve.

**ALD KENNEDY:** So move.

**ALD O'BRIEN:** Second.

**MAYOR WELLS-ARMSTRONG:** Motion made by Alderwoman Kennedy and Seconded by Alderman O'Brien. Any Discussion? Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Baron, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Kennedy  
(12) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries.

**ITEM 13E:** Resolution of Support and Commitment of Local Funds for the Illinois Department of Transportation Safe Routes to School Grant.

**NEIL PIGGUSH:** There was a good turnout for the Public Hearing. The City now has to commit to Engineering.

**MAYOR WELLS-ARMSTRONG:** Motion to approve the resolution.

**ALD TETTER:** So move.

**ALD MALONE MARSHALL:** Second.

**MAYOR WELLS-ARMSTRONG:** Motion made by Alderman Tetter and Seconded by Alderwoman Malone Marshall. Any Discussion? Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Malone Marshall, Kennedy  
**ABSTENTIONS:** Baron, Gall  
(10) Ayes (2) Abstentions (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. There is no need for an Executive Session. Moving on to Alderman Comments.

## **ALDERMAN COMMENTS**

**ALDERMEN & ALDERWOMEN:** The County received a half a million dollar Grant for Opioids Addiction. They had a forum already and is looking to have a forum with the municipalities. They are looking to do something in Kankakee County within the next 6 months. Alderwoman Swanson apologies for missing meetings due to her illness and the loss of a loved one. Also thanks everyone for the prayers and support.

**MAYOR WELLS-ARMSTRONG:** The Budget meeting will be Tuesday November 13<sup>th</sup> at 5:30 P.M. It will be a robust meeting and there will be a Guest to explain initiatives, asking all to attend. November 15<sup>th</sup> is the Open House for the Streetscape Project at the Library on the 4<sup>th</sup> floor. The concepts for this project were generated through surveys. The South Indiana properties have been approved for Asbestos Inspection through the Brownsfield Grant. IDOR settlement has been finalized and the Lawsuit has been dismissed. KDC Annual Luncheon will be on Tuesday, November 13<sup>th</sup>, 2018.

## **ADJOURNMENT**

**MAYOR WELLS-ARMSTRONG:** May I have a motion to adjourn?

**ALD SWANSON:** So move.

**ALD KENNEDY:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Swanson. Seconded by Alderwoman Kennedy. All in favor aye?

**COUNCIL:** Aye.

**MAYOR WELLS-ARMSTRONG:** Opposed same sign. We are adjourned.